

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 5, 2021, IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Trish Hatch, Matt Quinney, Kent Shelton, Corbin England, Ammon Allen, and Pamela Bloom (remotely). Jay Thomas was excused.

STAFF: Scott Langford, Larry Gardner, Brian Berndt, Duncan Murray, Julie Davis, Nathan Nelson, Paul Brockbank

OTHERS: Mayor Burton, Stephen Huey (remotely), Andrew Bollschweiler

The briefing meeting was called to order by Trish Hatch and the agenda was reviewed. Larry Gardner explained the purposes of the drinking water protection overlay and the proposed changes in the code.

The regular meeting was called to order at 6:00 p.m.

**1. Consent Calendar
Approval of Minutes from September 21, 2021**

MOTION: Matt Quinney moved to approve the minutes from September 21, 2021. The motion was seconded by Ammon Allen and passed 6-0 in favor. Jay Thomas was absent.

2. Papa Pita West Industrial Park; 6099 West New Bingham Highway; Future Land Use Map Amendment for 28.22 acres from Regional Commercial to Light Industrial and Rezone from SC-3 (Regional Shopping Center) Zone to M-1 (Light Manufacturing) Zone; MOCA/Farzad Mohebbizadeh (applicant) [#24638, 24639; parcel 26-02-300-041]

Brian Berndt gave an overview of the application to amend the future land use map and to rezone the property from regional commercial to light industrial. The original property owner has had no success in finding commercial tenants for the site. Zoning to the south and west of property are similar to the proposed industrial use. The concept plan shows two industrial buildings and a C-store with gasoline sales.

Andrew Bollschweiler, AE Urbia Architects, representing Papa Pita had nothing to add to the staff presentation.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve the Future Land Use Map Amendment and Rezone for Papa Pita West Industrial Park (MOCA) located at 6099 West New Bingham Highway.

Trish Hatch opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Matt Quinney moved to forward a positive recommendation to the City Council to approve the Future Land Use Map Amendment from Regional Commercial to Light Industrial and Rezone from SC-3 (Regional Shopping Center) Zone to M-1 (Light Manufacturing) Zone District for the Papa Pita West Industrial Park located at 6099 West New Bingham Highway. The motion was seconded by Corbin England and passed 6-0 in favor. Jay Thomas was absent.

3. Text Amendment - Drinking Water Source Protection; Amend the 2009 City Code Title 13 Chapter 6 Article F Drinking Water Source Protection Overlay Zones; City-wide applicability; City of West Jordan (applicant) [#25426]

Larry Gardner said this overlay ordinance protects the drinking water recharge areas and areas around wellheads from being contaminated by chemicals or other things that could render drinking water useless. Some of the minor text changes include a review by the Utilities Manager for all conditional use applications, maps will be amended through a public hearing process, and business licensing and business activities are added to clarify that the ordinance does not only apply to new development. A double walled alarm tank placed in an excavation site with an impermeable liner will replace the requirement for a concrete vault. The current and proposed maps were shown and explained. It was pointed out that this ordinance would only affect new business.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Trish Hatch opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Corbin England moved, based on the information and findings set forth in this staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to Amend the 2009 City Code Title 13 Chapter 6 Article F Drinking Water Source Protection Overlay Zones. The motion was seconded by Matt Quinney and passed 6-0 in favor. Jay Thomas was absent.


A reminder was given that there is one meeting in November on Wednesday the 17th.

MOTION: Corbin England moved to adjourn.

The meeting adjourned at 6:12 p.m.


TRISH HATCH
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 19 day of October, 2021.